

SQUARE FOOTAGE DISCLAIMER

PROPERTY ADDRESS 1109 Comanche CR 343 Dublin Tx 76446

ESTIMATED SQUARE FOOTAGE Mobile Home 1680, Single wide Mobile Home 644

SOURCE OF ESTIMATE Tax

The undersigned acknowledge receipt of the square footage estimation and its source, and further acknowledge that neither the listing real estate broker or agent nor the agent/broker representing buyer(s) have created or otherwise originated the square footage estimate. All parties who are signatories to this disclaimer are recommended to have a third party verify the square footage of the property in the event a concern about the accuracy or value exists.

This disclaimer is being executed in advance of the negotiation and execution of a contract for the sale and purchase, and will become an exhibit to any contract executed by the parties.

With Howard	Nongan		
SELLER William H Morgan	DATE	BUYER	DATE
Marily More	far 9-17-	24	
SELLER Marilyn Morgan	DATE	/ BUYER	DATE
An als	9/4/2024		
LISTING AGENT Sam Byrd	DATE	SELLING AGENT	DATE
\bigcirc			
	CLARK REAL ES	STATE GROUP	R
		and the second se	

400 W. I-20 Suite 100 • Weatherford Texas 76086 • 817-458-0402 • www.clarkreg.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

FYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and 0
- any confidential information or any other information that a party specifically instructs the broker in writing not to 0 disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Clark Real Estate Group	0590750	tim@clarkreg.com	(817) 458-0402
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817) 578-0609
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817) 578-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Byrd	0717388	sam@clarkreg.com	254-592-6877
Sales Agent/Associate's Name	License No.	Email	Phone
	WAN	01/04/2024	
Buyer/1	enant/Seller/Landlord	Initials Date	
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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% Ownership:	100.00%
Exemptions:	HS - HOMESTEAD
	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$106,390 (+)
Improvement Non-Homesite Value:	\$120,740 (+)
Land Homesite Value:	\$6,650 (+)
Land Non-Homesite Value:	\$6,650 (+)
Agricultural Market Valuation:	\$329,580 (+)
Market Value:	\$570,010 (=)
Agricultural Value Loss:	\$325,320 (-)
Appraised Value:	\$244,690 (=)
HS Cap Loss/Circuit Breaker: 🕢	\$54,675 (-)
Assessed Value:	\$190,015
Ag Use Value:	\$4,260

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: MORGAN, WILLIAM H & MARILYN %Ownership: 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Comanche Central Appraisal District	0.000000	\$570,010	\$190,015	\$0.00	
FMB	County Road & Bridge	0.152872	\$570,010	\$187,015	\$285.89	
GCM	Comanche County	0.361826	\$570,010	\$190,015	\$687.52	
HCC	Hospital Comanche County	0.208397	\$570,010	\$190,015	\$395.99	
sco	Comanche ISD	0.858800	\$570,010	\$131,650	\$1,130.61	\$0.00
WTD	Trinity Water	0.006463	\$570,010	\$190,015	\$12.28	

Total Tax Rate: 1.588358

Estimated Taxes With Current Exemptions: \$2,512.29

Estimated Taxes At Market Value: \$9,053.80

Property Improvement - Building

Description: DWMH Type: MOBILE HOME State Code: E1 Living Area: 1,680.00 sqft Value: \$100,170

Туре	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	MHDWA	1996	1,680.00
CP	COVERED PORCH	MHDWA	1996	1,679.00

Description: STORAGE Type: MISCELLANEOUS State Code: E1 Living Area: 0.00 sqft Value: \$1,190

Туре	Description	Class CD	Year Built	SQFT
STG	STORAGE	STGA	2003	160.00

Description: SHED Type: MISCELLANEOUS State Code: D2 Living Area: 0.00 sqft Value: \$1,380

Туре	Description	Class CD	Year Built	SQFT
SHD	SHED	SHDA	2003	336.00

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Description: BARN **Type:** MISCELLANEOUS **State Code:** D2 **Living Area:** 0.00 sqft **Value:** \$84,490

SH ME State Code: E1 L tion REA I PORCH AGE Type: MISCELL otion Cl	NSM DS iving Area: 644.00 sqft V Class CD MHA MHA ANEOUS State Code: E ass CD	Year Built 2013 2013	2,400.00 1,680.00 SQFT 644.00 342.00 ft Value: SQFT 160.00
VE State Code: E1 Li tion REA I PORCH AGE Type: MISCELL otion CI	iving Area: 644.00 sqft V Class CD MHA MHA ANEOUS State Code: E	alue: \$34,270 Year Built 2013 2013 1 Living Area: 0.00 sqf Year Built	SQF1 644.00 342.00 ft Value: SQF1
tion REA I PORCH AGE Type: MISCELL Intion Cl	Class CD MHA MHA ANEOUS State Code: E	Year Built 2013 2013 1 Living Area: 0.00 sqf Year Built	644.00 342.00 ft Value: SQFT
REA I PORCH AGE Type: MISCELL Intion Cl	MHA MHA ANEOUS State Code: E ⁻ ass CD	2013 2013 1 Living Area: 0.00 sqf Year Built	644.00 342.00 ft Value: SQFT
I PORCH AGE Type: MISCELL ption Cl	MHA ANEOUS State Code: E ⁻ ass CD	2013 1 Living Area: 0.00 sqf Year Built	342.00 ft Value: SQFT
AGE Type: MISCELL	ANEOUS State Code: E	1 Living Area: 0.00 sqf Year Built	ft Value: SQFT
otion Cl	ass CD	Year Built	SQFT
GE ST	ſGA	2014	160.00
			100.00
AGE Type: MISCELL	ANEOUS State Code: E	1 Living Area: 0.00 sqf	ft Value:
otion C	lass CD	Year Built	SQFT
GE S	TGA	2014	80.00
/IP Type: RESIDENT	IAL State Code: E1 Livin	ig Area: 0.00 sqft Value	e:
cription	Class CD	Year Built	SQFT
E IMPROVEMENT	SITEIMP	0	1.00
CI	ription	ription Class CD	ription Class CD Year Built

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP	NATIVE PASTURE	49.56	2,158,877.16	0.00	0.00	\$329,580	\$4,260
HS	HOUSE SITE	1.00	43,560.00			\$6,650	\$0
HS	HOUSE SITE	1.00	43,560.00	0.00	0.00	\$6,650	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$227,130	\$342,880	\$4,260	\$244,690	\$54,675	\$190,015
2023	\$175,250	\$317,100	\$4,210	\$191,760	\$61,841	\$129,919
2022	\$110,830	\$221,980	\$4,110	\$123,560	\$19,895	\$103,665
2021	\$98,770	\$180,570	\$4,160	\$109,590	\$19,300	\$90,290
2020	\$91,090	\$158,820	\$4,010	\$106,460	\$19,616	\$86,844
2019	\$91,090	\$149,990	\$4,010	\$105,920	\$22,970	\$82,950
2018	\$91,090	\$147,010	\$3,920	\$105,430	\$26,065	\$79,365
2017	\$52,970	\$137,240	\$3,820	\$65,170	\$0	\$65,170
2016	\$54,070	\$115,100	\$3,920	\$64,850	\$0	\$64,850
2015	\$54,300	\$105,120	\$4,160	\$64,460	\$0	\$64,460
2014	\$53,250	\$111,430	\$4,160	\$63,770	\$0	\$63,770

Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
8/29/1996	WD	WARRANTY DEED	HORTON, HAROLD J & TANYA	MORGAN, WILLIAM H & MARILYN	746	094	0
8/29/1996	WD	WARRANTY DEED	COOPER CATTLE CO INC	HORTON, HAROLD J & TANYA	746	091	0

Property Details						
Account						
Property ID:	64610	Geographic ID: SGU-01-003-02				
Туре:	Real	Zoning:				
Property Use:		Condo:				
Location						
Situs Address:	CR 343 TX					
Map ID:	14-05	Mapsco:				
Legal Description:	A00303 E. T. R.R. CO. (SEC 3), ACRES 73.041					
Abstract/Subdivision:	A00303 - E. T. R.R. CO. (SEC 3)					
Neighborhood:	SCO-AG					
Owner						
Owner ID:	31337					
Name:	MORGAN, WILLIAM	H & MARILYN				
Agent:						
Mailing Address:	1109 COMANCHE CF DUBLIN, TX 76446-85	18 - 1880 (1970)				
% Ownership:	100.00%					
Exemptions:	For privacy reasons n	ot all exemptions are shown online.				

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$485,720 (+)
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Market Value:	\$485,720 (=)

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Ag Use Value:	\$6,280
Assessed Value:	\$6,280
HS Cap Loss/Circuit Breaker: 🕢	\$0 (-)
Appraised Value:	\$6,280 (=)
Agricultural Value Loss:	\$479,440 (-)

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: MORGAN, WILLIAM H & MARILYN %Ownership: 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Comanche Central Appraisal District	0.000000	\$485,720	\$6,280	\$0.00	
FMB	County Road & Bridge	0.152872	\$485,720	\$6,280	\$9.60	
GCM	Comanche County	0.361826	\$485,720	\$6,280	\$22.72	
нсс	Hospital Comanche County	0.208397	\$485,720	\$6,280	\$13.09	
SCO	Comanche ISD	0.858800	\$485,720	\$6,280	\$53.93	
WTD	Trinity Water	0.006463	\$485,720	\$6,280	\$0.41	

Total Tax Rate: 1.588358

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Estimated Taxes With Current Exemptions: \$99.75

Estimated Taxes At Market Value: \$7,714.97

PI	roperty Land						
Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP	NATIVE PASTURE	73.04	3,181,665.96	0.00	0.00	\$485,720	\$6,280

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$485,720	\$6,280	\$6,280	\$0	\$6,280
2023	\$0	\$449,200	\$6,210	\$6,210	\$0	\$6,210
2022	\$0	\$314,440	\$6,060	\$6,060	\$0	\$6,060
2021	\$0	\$256,300	\$6,140	\$6,140	\$0	\$6,140
2020	\$0	\$217,330	\$5,920	\$5,920	\$0	\$5,920
2019	\$0	\$205,100	\$5,920	\$5,920	\$0	\$5,920
2018	\$0	\$201,300	\$5,770	\$5,770	\$0	\$5,770
2017	\$0	\$189,910	\$5,620	\$5,620	\$0	\$5,620
2016	\$0	\$159,520	\$5,770	\$5,770	\$0	\$5,770
2015	\$0	\$146,080	\$6,140	\$6,140	\$0	\$6,140
2014	\$0	\$154,850	\$6,140	\$6,140	\$0	\$6,140

Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
6/25/1996	WD	WARRANTY DEED	HORTON, HAROLD J & TANYA	MORGAN, WILLIAM H & MARILYN	744	059	0
6/25/1996	WD	WARRANTY DEED	COOPER CATTLE CO INC	HORTON, HAROLD J & TANYA	744	056	0



MAIN

SELLER'S DISCLOSURE NOTICE ©Texas Association of REALTORS®, Inc. 2022

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

1109 Comanche CR 343

Dublin, Tx 76446

CONCERNING THE PROPERTY AT

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller V	is	is	not	occupying	the	Property.	lf	unoccupied	(by	Seller),	how	long	since	Seller	has	occu	pied
the Prop	perty?		K	8-19	91	0	_	(appr	oximate	date) or	n	ever	occup	bied	the
Property																	

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	Ν	U	ltem	Y	N	U
Cable TV Wiring	V			Natural Gas Lines		V		Pump: sump grinder		-	~
Carbon Monoxide Det.		V		Fuel Gas Piping:		\checkmark		Rain Gutters		1	
Ceiling Fans	V			-Black Iron Pipe		V.		Range/Stove	1		
Cooktop	V			-Copper		V		Roof/Attic Vents	1		
Dishwasher	1			-Corrugated Stainless Steel Tubing		1	Í	Sauna		1	2
Disposal		V		Hot Tub		\checkmark		Smoke Detector		/	2
Emergency Escape Ladder(s)		V		Intercom System		/		Smoke Detector - Hearing Impaired		1	
Exhaust Fans		V		Microwave		1	2	Spa		1	/
Fences		V	2	Outdoor Grill		V	2	Trash Compactor		1	1
Fire Detection Equip.		V	2	Patio/Decking		1		TV Antenna		1	
French Drain		V	×	Plumbing System	1			Washer/Dryer Hookup	1		
Gas Fixtures		1		Pool		\checkmark		Window Screens	V		/
Liquid Propane Gas:		V		Pool Equipment		V		Public Sewer System		1	
-LP Community (Captive)		1	/	Pool Maint. Accessories		/					
-LP on Property		1		Pool Heater		7					

Item	Υ,	N	U	Additional Information
Central A/C	V			✓ electricgas number of units:
Evaporative Coolers		/	V	number of units:
Wall/Window AC Units		1	1	number of units:
Attic Fan(s)		V	1	if yes, describe:
Central Heat				electricgas number of units:
Other Heat		~	1	if yes, describe:
Oven		/		number of ovens:) electricgasother:
Fireplace & Chimney		/		wood gas logs mock other:
Carport		٠.	1	attachednot attached
Garage		V		attached not attached
Garage Door Openers		V	V	number of units: number of remotes:
Satellite Dish & Controls		1		owned leased from:
Security System		V		ownedleased from:
(TXR-1406) 07-10-23	Initialed	by: E	Buyer	r: , and Seller: // CM Page 1 of 7

CLARK REAL ESTATE GROUP, 400 W 1-20 Suite 100 Weatherford TX 76086

Fax: Phone: 2545926877 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Sam Byrd

1109 Comanche

1109 Comanche CR 343 Dublin, Tx 76446

Solar Panels				ownedleased from:
Water Heater	V		2	electric gas other: number of units:
Water Softener		\mathcal{N}		owned leased from:
Other Leased Items(s)		V	/	if yes, describe:
Underground Lawn Sprinkler		V	1	automaticmanual_areas covered
Septic / On-Site Sewer Facility	V			if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: _____ city vell ____ MUD ____ co-op ___ unknown ____ other: ______ Was the Property built before 1978? ____yes vno ____ unknown (If yes, complete, sign, and[attach TXR-1906 concerning lead-based paint hazards).

Roof Type: <u>5hing(approximate)</u> Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ___yes __no ___unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes V no If yes, describe (attach additional sheets if necessary):

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

ltem	Y	N		Item	Y	N	Item	Y	N
Basement		~	1	Floors			Sidewalks		V
Ceilings		1	1	Foundation / Slab(s)		~	Walls / Fences		~
Doors		~		Interior Walls		1	Windows		/
Driveways		1	1	Lighting Fixtures		17	Other Structural Components		
Electrical Systems		.~	1/	Plumbing Systems		V			
Exterior Walls		~	ſ	Roof		~			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N		Condition	Y	Ν
Aluminum Wiring		~		Radon Gas		L
Asbestos Components		1		Settling		/
Diseased Trees: oak wilt		/		Soil Movement		~
Endangered Species/Habitat on Property		~		Subsurface Structure or Pits		/
Fault Lines		/	V	Underground Storage Tanks		1
Hazardous or Toxic Waste		1		Unplatted Easements		/
Improper Drainage		/		Unrecorded Easements		/
Intermittent or Weather Springs		~		Urea-formaldehyde Insulation		7
Landfill		1		Water Damage Not Due to a Flood Event		~
Lead-Based Paint or Lead-Based Pt. Hazards		~	C	Wetlands on Property		V
Encroachments onto the Property		~		Wood Rot		1
Improvements encroaching on others' property				Active infestation of termites or other wood		
	-	-		destroying insects (WDI)		-
Located in Historic District		-	1	Previous treatment for termites or WDI		/
Historic Property Designation		.~		Previous termite or WDI damage repaired		/
Previous Foundation Repairs		/		Previous Fires		/
(TXR-1406) 07-10-23 Initialed by: Buyer: _		_,_		and Seller: WHM P	age 2 d	of 7
CLARK REAL ESTATE GROUP 400 W 1-20 Suite 100 Weatherford TY 76086				Phone 2515035977 Envi	1100 0	

CLARK REAL ESTATE GROUP, 400 W 1-20 Suite 100 Weatherford TX 76086 Phone: 2545926877 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Sam Byrd

1109 Comanche

Fax:

1109 Comanche CR 343 Dublin, Tx 76446

Previous Roof Repairs	V		Termite or WDI damage needing repair	
Previous Other Structural Repairs			 Single Blockable Main Drain in Pool/Hot Tub/Spa* 	
Previous Use of Premises for Manufacture of Methamphetamine		V	7	

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

1 5		
Koot	KENLARS	
100-1	proceed	
	.0	

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ___yes ___no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y	N	
<u></u>	<	Present flood insurance coverage.
_	<i></i>	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
1	1/	Previous flooding due to a natural flood event.
		Previous water penetration into a structure on the Property due to a natural flood.
	_	Locatedwhollypartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
_		Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
_		Locatedwhollypartly in a floodway.
_	$\underline{\checkmark}$	Locatedwhollypartly in a flood pool.
_	\checkmark	Locatedwhollypartly in a reservoir.
lf th	e answe	er to any of the above is yes, explain (attach additional sheets as necessary):

*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

For purposes of this notice:

(TXR-1406) 07-10-23

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers

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Initialed by: Buyer:

WAL and Seller:

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1109 Comanche

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* _____ yes _____ no lf yes, explain (attach additional sheets as necessary):

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? __yes __no If yes, explain (attach additional sheets as necessary): _____

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y	N	
-		1

Concerning the Property at

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Manager's name:		Phone:		
Fees or assessments are: \$	per	and are:	mandatory	voluntary
Any unpaid fees or assessment for the	Property?yes (\$)no	-

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? __ yes __ no If yes, describe: ___

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

Any condition on the Property which materially affects the health or safety of an individual.

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the

remediation (for example, certificate of mold remediation or other remediation).

(TXR-1406) 07-10-23

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

Initialed by: Buyer:

and Seller:

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1109 Comanche CR 343 Dublin, Tx 76446

Concerning the Property at

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? _____yes _____no If yes, attach copies and complete the following:

Inspection Date	Туре	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

✓ Homestead	Senior Citizen
Wildlife Management	Agricultural
Other:	

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? _____ yes vno

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes vno lf yes, explain:

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ____unknown _____no ___/yes. If no or unknown, explain. (Attach additional sheets if necessary):

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

_and Seller: _ W / F-M Initialed by: Buyer: _____, ____ (TXR-1406) 07-10-23 Phone: 2545926877 Fax:

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Unknown

Disabled **Disabled Veteran**

1109 Comanche CR 343 Dublin, Tx 76446

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Date

Signature of Selle

Printed Name:

Signature of Seller

Printed Name:

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <u>https://publicsite.dps.texas.gov</u>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: Unite	2 Co-Op	phone #:	
Sewer:	, , , , , , , , , , , , , , , , , , , ,	phone #:	
Water:	/	phone #:	
Cable: DIVE	VT K	phone #:	
Trash: Ruval		phone #:	
Natural Gas:	· · · · · · · · · · · · · · · · · · ·	phone #:	
Phone Company:	Tatelcon	phone #:	
Propane:	1	phone #:	
Internet: Hug	hes	phone #:	
C		1 11	
(TXR-1406) 07-10-23	Initialed by: Buyer: , _	and Seller:	Page 6 of 7
CLARK REAL ESTATE GROUP, 400 W 1-2	0 Suite 100 Weatherford TX 76086	Phone: 2545926877 Fax:	1109 Comanche

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(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	

and Seller: Within

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(TXR-1406) 07-10-23

Sam Byrd



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT	1109 Comanche CR 343 Dublin, Tx 76446	
A. DESCRIPTION OF ON-SITE SEWER FACILITY ON	PROPERTY:	
(1) Type of Treatment System: Septic Tank	Aerobic Treatment	Unknown
(2) Type of Distribution System:		Unknown
(3) Approximate Location of Drain Field or Distributio	n System:	Unknown
(4) Installer:		
		Unknown
B. MAINTENANCE INFORMATION:		
(1) Is Seller aware of any maintenance contract in eff If yes, name of maintenance contractor: Phone: contract of		20
Maintenance contracts must be in effect to operat sewer facilities.)	e aerobic treatment and certain nor	n-standard" on-site
(2) Approximate date any tanks were last pumped? _		
(3) Is Seller aware of any defect or malfunction in the If yes, explain:		Yes Vio
(4) Does Seller have manufacturer or warranty inform	nation available for review?	TYes PNo
C. PLANNING MATERIALS, PERMITS, AND CONTRA		
 (1) The following items concerning the on-site sewer planning materials permit for original instal maintenance contract manufacturer information 	llation 🗌 final inspection when O	SSF was installed
(2) "Planning materials" are the supporting materia submitted to the permitting authority in order to ob	als that describe the on-site sewe tain a permit to install the on-site se	er facility that are ewer facility.
(3) It may be necessary for a buyer to have transferred to the buyer.	the permit to operate an on-s	ite sewer facility

Page 1 of 2

¹¹⁰⁹ Comanche

Information about On-Site Sewer Facility concerning	Dublin, Tx 76446

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

1109 Comanche CR 343

Facility	Usage (gal/day) without water- <u>saving devices</u>	Usage (gal/day) with water- <u>saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Signature of Seller William H Morgan

Receipt acknowledged by:

Signature of Buyer

Date

Date

Signature of Buyer

Marilyn Mørgan

Signature

Date

VA DA

TEXAS REALTORS

ale

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2022

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

1109 Comanche CR 343

Dublin, Tx 76446

CONCERNING THE PROPERTY AT

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is vis not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

ltem	Y/	N	U	Item	Y	Ν	U	Item	Y	Ν	U
Cable TV Wiring	V		1	Natural Gas Lines		V		Pump: sump grinder		~	
Carbon Monoxide Det.		~		Fuel Gas Piping:		V	1	Rain Gutters		V	
Ceiling Fans	V	1		-Black Iron Pipe		1	\overline{V}	Range/Stove	V		1
Cooktop	V			-Copper		1		Roof/Attic Vents		1	
Dishwasher			/	-Corrugated Stainless Steel Tubing		/		Sauna		/	1
Disposal		1		Hot Tub		~	1	Smoke Detector	1		
Emergency Escape Ladder(s)		1		Intercom System		1		Smoke Detector - Hearing Impaired		~	(
Exhaust Fans	1			Microwave	\checkmark			Spa		V	
Fences	1	~		Outdoor Grill		V	/	Trash Compactor		1	/
Fire Detection Equip.	1		2	Patio/Decking		V		TV Antenna		1	
French Drain		V		Plumbing System	1			Washer/Dryer Hookup	17	/	
Gas Fixtures		\checkmark		Pool		1	2	Window Screens	1		/
Liquid Propane Gas:		/		Pool Equipment		V	/	Public Sewer System		V	
-LP Community (Captive)		/		Pool Maint. Accessories		/	/				
		/		Pool Heater	+ +	1					

item	YNU	Additional Information
Central A/C	\checkmark	electric gas number of units:
Evaporative Coolers		number of units:
Wall/Window AC Units		number of units:
Attic Fan(s)	V	if yes, describe:
Central Heat	V	electric gas number of units:
Other Heat		if yes, describe:
Oven	V	number of ovens: electric gas other:
Fireplace & Chimney	V	wood gas logs mock other:
Carport		attached not attached
Garage		attached not attached
Garage Door Openers	V	number of units: number of remotes:
Satellite Dish & Controls	1	owned leased from:
Security System		owned leased from:
(TXR-1406) 07-10-23	Initialed by: Buye	r: and Seller: WAAA Page 1 of 7

(TXR-1406) 07-10-23

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Initialed by: Buyer:

1109 Comanche CR 343 Dublin, Tx 76446

Solar Panels		V	ownedleased from:
Water Heater	V	N.	electricgasother:number of units:
Water Softener		1	owned leased from:
Other Leased Items(s)		V	if yes, describe:
Underground Lawn Sprinkler		1	automatic manual areas covered
Septic / On-Site Sewer Facility	V		if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: _____ city ____ well ___ MUD ___ co-op ___ unknown ___ other: ______ Was the Property built before 1978? yes vno unknown

Concerning the Property at

(If yes, complete, sign, and atjach TXR-1906 concerning lead-based paint hazards).

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? __ yes __ no If yes, describe (attach additional sheets if necessary):

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N		Item	Y	N		Item	Y	N
Basement		V		Floors		V	1	Sidewalks		V
Ceilings		\bigvee	1	Foundation / Slab(s)		K	1	Walls / Fences		~
Doors		~	1	Interior Walls		V		Windows		V
Driveways		N	1	Lighting Fixtures		1	2	Other Structural Components		1
Electrical Systems		1	1	Plumbing Systems		V	1			
Exterior Walls		1	ſ	Roof		1				

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	Ν
Aluminum Wiring		V	Radon Gas		V
Asbestos Components		V	Settling		~
Diseased Trees:oak wilt		\checkmark	Soil Movement		/
Endangered Species/Habitat on Property		V	Subsurface Structure or Pits		-
Fault Lines		V	Underground Storage Tanks		1
Hazardous or Toxic Waste		V	Unplatted Easements		~
Improper Drainage			Unrecorded Easements		/
Intermittent or Weather Springs		1	Urea-formaldehyde Insulation		V
Landfill	andfill Water Damage Not Due to a Flood Event		Water Damage Not Due to a Flood Event		/
Lead-Based Paint or Lead-Based Pt. Hazards		1	Wetlands on Property	6.7	/
Encroachments onto the Property		1	Wood Rot		~
Improvements encroaching on others' property		V	Active infestation of termites or other wood destroying insects (WDI)		1
Located in Historic District		V	Previous treatment for termites or WDI		V
Historic Property Designation		V	Previous termite or WDI damage repaired		V
Previous Foundation Repairs		1/	Previous Fires		7
(TXR-1406) 07-10-23 Initialed by: Buyer: CLARK REAL ESTATE GROUP, 400 W I-20 Suite 100 Weatherford TX 76086		_'-	and Seller: W & M Page Phone: 2545926877 Fax: 1109	2 of	

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1109 Comanche CR 343 Dublin, Tx 76446

Previous Roof Repairs	
Previous Other Structural Repairs	V
Previous Use of Premises for Manufacture of Methamphetamine	-

Termite or WDI damage needing repair	
Single Blockable Main Drain in Pool/Hot	
Tub/Spa*	 0

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes v no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y	<u>N</u> /	
_		Present flood insurance coverage.
—	1	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
_	$\underline{\checkmark}$	Previous flooding due to a natural flood event.
_	$\underline{\checkmark}$	Previous water penetration into a structure on the Property due to a natural flood.
	~	Locatedwhollypartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
_	\leq	Locatedwhollypartly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
_	\checkmark	Located wholly partly in a floodway.
	\underline{I}	Located wholly partly in a flood pool.
_	\checkmark	Locatedwhollypartly in a reservoir.
If th	e answe	er to any of the above is yes, explain (attach additional sheets as necessary):

*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

For purposes of this notice:

(TXR-1406) 07-10-23

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

and Seller:

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Initialed by: Buyer:

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

Concerning the Property at

(TXR-1406) 07-10-23

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* _ yes v no If yes, explain (attach additional sheets as necessary):

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes vno lf yes, explain (attach additional sheets as necessary):

	. Are you (Seller) aware of any of the following? (I not aware.)	/lark Yes (Y) if you are aware. Mark No (N)
Y N	Room additions, structural modifications, or other a permits, with unresolved permits, or not in compliance with	
	Homeowners' associations or maintenance fees or assess Name of association:	
	Manager's name:	Phone:
	Manager's name: Fees or assessments are: \$ per Any unpaid fees or assessment for the Property? ye	and are: mandatory voluntary
/	If the Property is in more than one association, p below or attach information to this notice.	
	Any common area (facilities such as pools, tennis cou interest with others. If yes, complete the following: Any optional user fees for common facilities charged?	
	Any notices of violations of deed restrictions or gove use of the Property.	ernmental ordinances affecting the condition or
/	Any lawsuits or other legal proceedings directly or ind not limited to: divorce, foreclosure, heirship, bankruptcy, an	2014일 NY 2015년 '위에 NY 2017년 2015년 - 11월 NY - 'N - 2017년 전 NY 2018년 '위에 NY 2017년 2017년 NY 2017년 - 11월 N
	Any death on the Property except for those deaths of unrelated to the condition of the Property.	aused by: natural causes, suicide, or accident
/	Any condition on the Property which materially affects the h	ealth or safety of an individual.
/	Any repairs or treatments, other than routine maint environmental hazards such as asbestos, radon, lead-base If yes, attach any certificates or other documentation ide remediation (for example, certificate of mold remediatio	d paint, urea-formaldehyde, or mold. entifying the extent of the
/	was a solution of the second state of the seco	n an

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

Initialed by: Buyer:

and Seller:

Fax:

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1109 Comanche CR 343 Dublin, Tx 76446

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ____yes ___no If yes, attach copies and complete the following:

Inspection Date	Туре	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

✓ Homestead	Senior Citizen	Disabled
Wildlife Management	Agricultural	Disabled Veteran
Other:		Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? __yes ____ fo If yes, explain: ______

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ____unknown ____no ___yes. If no or unknown, explain. (Attach additional sheets if necessary):

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

and Seller: W/M (TXR-1406) 07-10-23 Initialed by: Buyer: CLARK REAL ESTATE GROUP, 400 W I-20 Suite 100 Weatherford TX 76086 Phone: 2545926877 Fax:

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1109 Comanche CR 343 Dublin, Tx 76446

1)

Seller acknowledges that the	statements in this notice	are true to the be	st of Seller's belief and	d that no person,
including the broker(s), has	instructed or influenced	Seller to provide	inaccurate information	or to omit any
material information.		<u>.</u>	n.	Tons cares and accorden
11 M. Athe		Air. X	the Morine	a-11-74
Maria	<u>f</u>	- Marto		16d
Signature of Seller	Date	Signature of Seller		Date

Printed Name:

Printed Name:

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <u>https://publicsite.dps.texas.gov</u>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) The following p	providers currently provide service to the		
Electric:	ited Co-Op (5	Ephen phone #:	
Sewer:	, - 1	phone #:	
Water:		phone #:	
Cable:		phone #:	
Natural Gas: _		phone #:	
Phone Compar	ny:	phone #:	
Propane:		phone #:	
Internet:		phone #:	
		· · 11/1	
(TXR-1406) 07-10-23	Initialed by: Buyer:,	and Seller:	Page 6 of 7
CLARK REAL ESTATE GROU Sam Byrd	P, 400 W I-20 Suite 100 Weatherford TX 76086 Produced with Lone Wolf Transactions (zipForm Edition	Phone: 2545926877 Fax:	1109 Comanche

	1109 Comanche CR 343		
Concerning the Property at	Dublin, Tx 76446		

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

....

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	

(TXR-1406) 07-10-23

Initialed by: Buyer:

W and Seller:

Page 7 of 7 1109 Comanche

 CLARK REAL ESTATE GROUP, 400 W I-20 Suite 100 Weatherford TX 76086
 Phone: 2545926877
 Fax:

 Sam Byrd
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201
 www.lwolf.com

LR TEXAS REALTORS

INFORMATION ABOUT ON-SITE SEWER FACILITY

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<u>co</u>	NCERNING THE PROPERTY AT Dublin, Tx 76446	
Α.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
	(2) Type of Distribution System:	Unknown
	(3) Approximate Location of Drain Field or Distribution System:	Unknown
		-
	(4) Installer:	Unknown
	(5) Approximate Age: 28 JV S	Unknown
	MAINTENANCE INFORMATION:	A. North
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor:	Yes UNO
	Phone: contract expiration date: Maintenance contracts must be in effect to operate aerobic treatment and certain non- sewer facilities.)	standard" on-site
	(2) Approximate date any tanks were last pumped?	
((3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:	Yes No
	4) Does Seller have manufacturer or warranty information available for review?	Yes No
	1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection when OS maintenance contract manufacturer information warranty information	SF was installed
(2) "Planning materials" are the supporting materials that describe the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sev	
(It may be necessary for a buyer to have the permit to operate an on-sit transferred to the buyer. 	e sewer facility
TXR-	-1407) 1-7-04 Initialed for Identification by Buyer, and SellerM	Page 1 of 2

Information about On-Site Sewer Facility concerning	Dublin, Tx 76446

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

1109 Comanche CR 343

Facility	Usage (gal/day) without water- <u>saving devices</u>	Usage (gal/day) with water- <u>saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Date

Signature of Seller William H Morgan

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Signature of Sel

Marilyn Morga

Date

ran

(TXR-1407) 1-7-04

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